


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

GORDON STREET,
SPON END, COVENTRY, CV1 3ES

OFFERS OVER
£445,000

GORDON STREET



PROMINENCE

ESTATES

This exceptional 6-bedroom HMO property is a rare find, perfectly located within walking distance to the vibrant city center. Recently refurbished to an impeccable standard, each of the six spacious bedrooms comes complete with its own en-suite bathroom, offering tenants the ideal blend of comfort and privacy.

Currently generating an impressive rental income of £3,825 per month, this property is a lucrative investment opportunity with excellent potential for long-term returns. The modern refurbishment includes high-quality fixtures and fittings throughout, ensuring low maintenance costs and high tenant satisfaction.

Whether you're an investor seeking a high-yield property or looking to expand your portfolio, this property offers a fantastic opportunity in a

prime location. With close proximity to shops, restaurants, and public transport links, it's perfectly positioned to attract professional tenants.

Don't miss out on this superb investment opportunity – contact us today to arrange a viewing!

[Bedroom one](#)

[Bedroom Two](#)

[Bedroom Three](#)

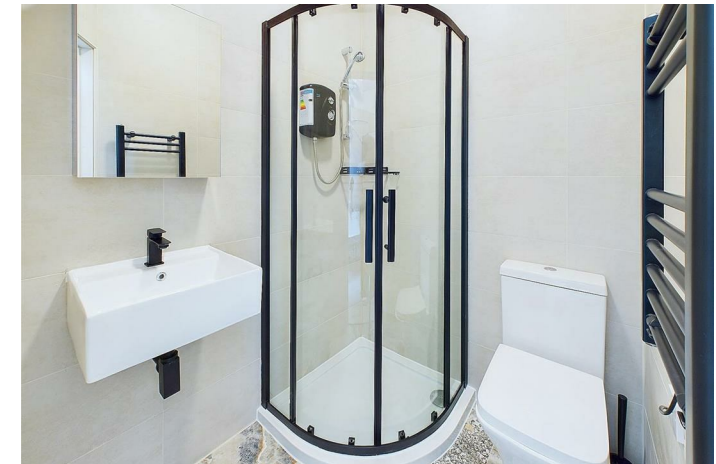
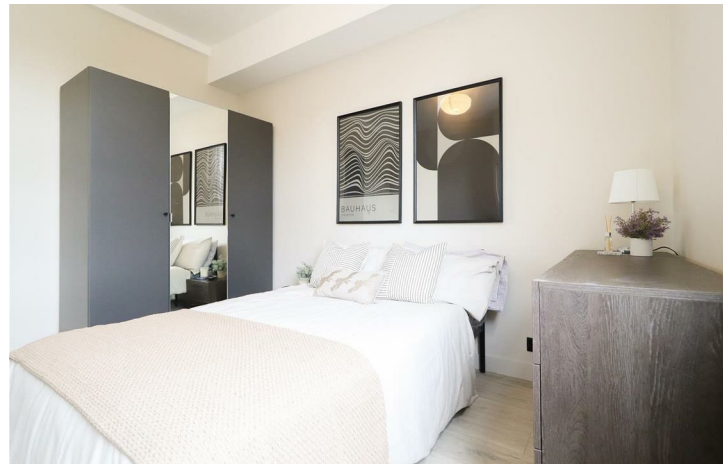
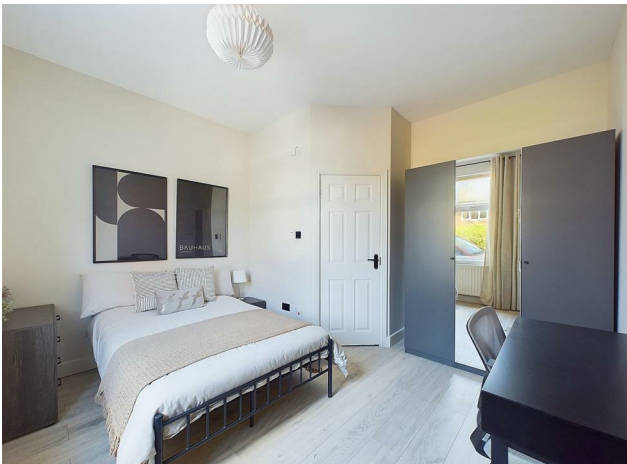
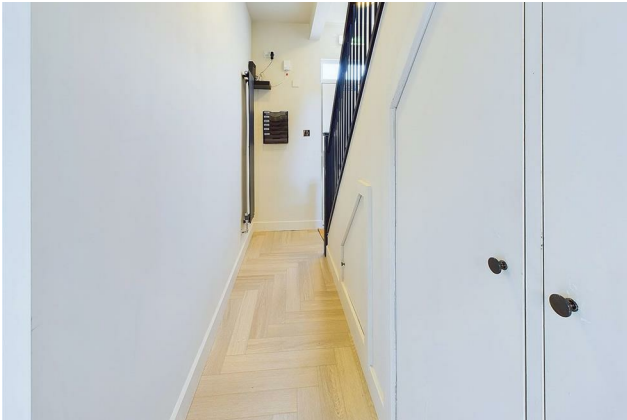
[Bedroom Four](#)

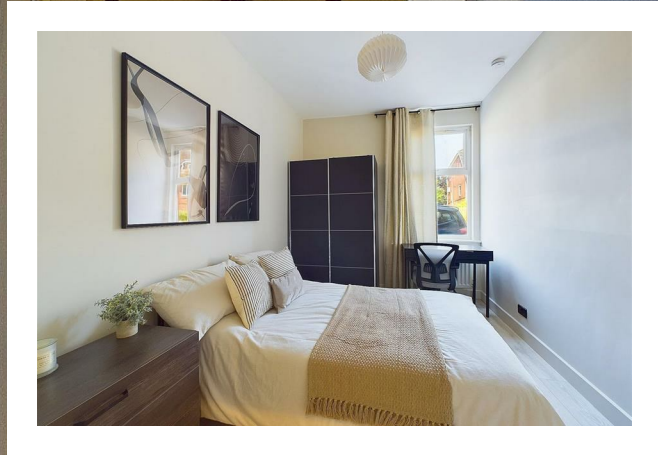
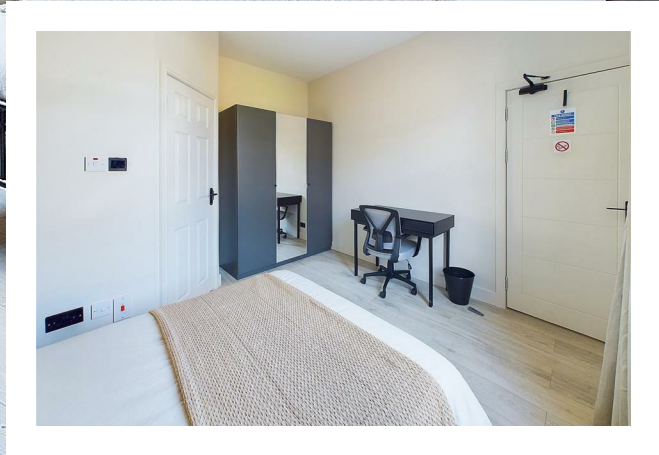
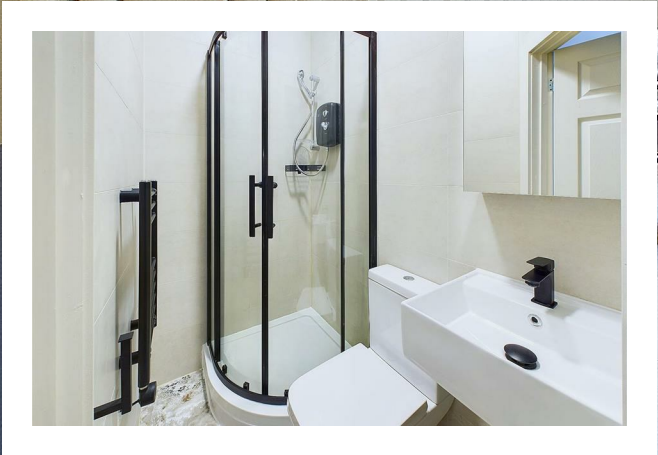
[Bedroom Five](#)

[Bedroom Six](#)

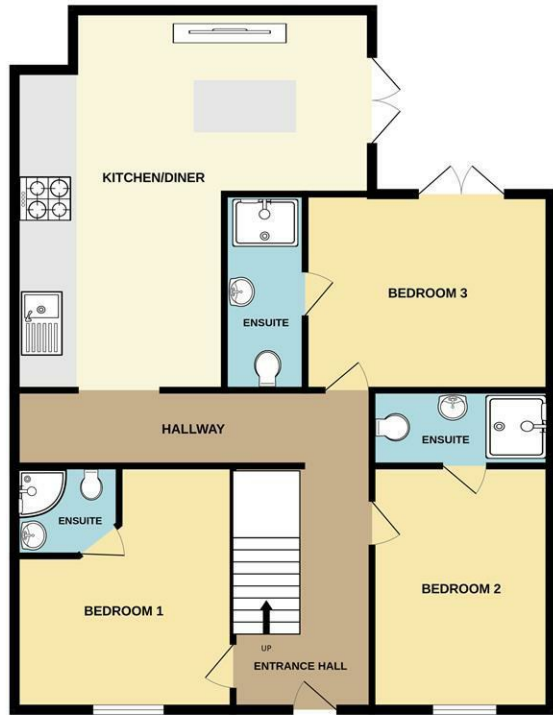
[Kitchen](#)

[Dining Room](#)

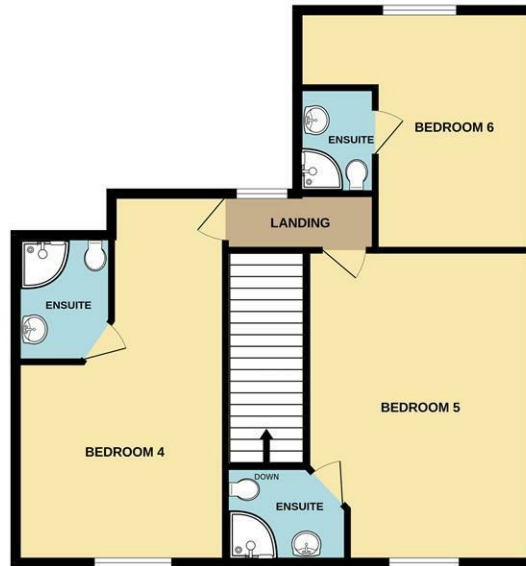




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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